



## 6 Trem Yr Efail | Ystrad Mynach | Hengoed | CF82 7FL

NO ONWARD CHAIN \* LOUNGE/DINER \* KITCHEN \* UTILITY ROOM \* CONSERVATORY \* FOUR GOOD SIZE BEDROOMS WITH WARDROBES \* MASTER ENSUITE \* PRIVATE REAR GARDEN \* GARAGE & DRIVEWAY. Good size family home set on a highly desirable development on the edge of Ystrad Mynach.

£340,000

- No chain
- Four double bedrooms
- Master ensuite
- Conservatory
- Garage & driveway



## Property Description

### HALL

11' 7" x 5' 11" (3.54m x 1.82m) Stairs to first floor. Oak flooring. Doors to lounge & kitchen.

### LOUNGE/DINER

23' 5" x 9' 9" (7.15m x 2.98m) Generously sized open plan lounge/diner. Oak flooring. Bay window to front. Two radiators. French doors to conservatory.

### KITCHEN

11' 7" x 10' 1" (3.55m x 3.09m) Fitted with shaker style wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Door to utility room and lounge.

### UTILITY ROOM

6' 8" x 5' 5" (2.04m x 1.66m) Fitted with additional wall & base units. Work surfaces over with inset sink & drainer. Plumbing for washing machine. Door to WC. Radiator.

### WC

WC & wash basin. Window to side. Radiator.

### CONSERVATORY

9' 8" x 9' 1" (2.95m x 2.77m) Nice addition to the home. French doors to rear garden. Tiled floor. Electric radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

13' 3" x 10' 2" (4.06m x 3.10m) Double bedroom. Fitted double wardrobe. Laminate floor. Window to front. Radiator. Door to ensuite.

#### ENSUITE

6' 5" x 5' 1" (1.98m x 1.55m) Sweet comprises walk-in shower, WC and wash basin. Window to front. Radiator.

#### BEDROOM TWO

12' 5" x 8' 1" (3.80m x 2.48m) Double bedroom. Fitted wardrobes. Carpeted floor. Window to rear. Radiator.

#### BEDROOM THREE

10' 5" x 7' 6" (3.18m x 2.30m) Double bedroom. Carpeted floor. Window to rear. Radiator. Fitted wardrobes space.

#### BEDROOM FOUR

8' 6" x 7' 10" (2.60m x 2.40m) Comfortable single bedroom. Carpeted floor. Window to front. Radiator.

#### Bathroom 2.60 1.92

8' 6" x 6' 3" (2.60m x 1.92m) Suite comprises of bathtub with shower over, WC and wash basin. Laminate Flooring. Radiator. Window to side.

#### GARAGE

Integral garage. Ideal for parking or storage!

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

#### TO THE FRONT

Driveway parking and lawn area

#### TO THE REAR

South facing garden! Seating area to ground level with steps up to lawn. 20 solar panels to the roof.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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